

# Pre-Application Site Visit Report

## Project 6323135, 7400 SAND POINT WAY NE

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**Assessment Completed:** 6/14/2012

**Project Description:** Remove, Realign, and Repave Sports Field Drive. Build a bio-retention pond and swale along Sports Field Drive. (Sports Field Drive is a private road not in the public right-of-way)

**Primary Applicant:** [Cdm Constructors Inc](#)

This report lists a preliminary assessment of project requirements based on your pre-application site visit (PASV). The PASV is completed by site inspectors from the Department of Planning and Development (DPD).

### Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. Schedule an appointment for permit application intake with DPD. **Please bring a copy of this report to your intake appointment.**

### Questions About This Report

If you have questions about the information in this report, contact:  
Kathleen H Wilson, (206) 233-7932, [Kathleen.Wilson@seattle.gov](mailto:Kathleen.Wilson@seattle.gov)

### Other Resources

- General questions about the permit process: Contact the DPD Applicant Services Center (ASC) at 206-684-8850.
- Overview of the permit application process: [5 Steps for a Successful DPD Application Submittal](#).
- User-friendly guides to city permitting processes: [DPD](#) and [SDOT](#) Client Assistance Memos.
- [Detailed zoning information](#).
- [DPD's Checklists & Standards](#), designed to help you make sure your permit application is complete and ready for review.

### Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 18 months of the above inspection date. After 18 months, the applicant must apply for another PASV. No extensions will be granted.

### ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Wetland

Peat

### Existing ROW Conditions

#### NE 65TH ST

Street conditions:

Asphalt paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 4 inch, only on north side of NE 65 St inches

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way.

### **sports field DR NE**

Street conditions:

Asphalt paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 4 inch inches

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way.

### **Potential Impacts to Seattle Parks Property**

Projects drains to or through parks or park boulevards.

### **Tree Protection**

Trees greater than 6 inches in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of 1) **all** trees on the site, 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and 3) **all** trees located in the adjacent ROW. Include common and scientific names for all trees shown. See Director's Rule 16-2008 and CAM 242.

### **Construction Stormwater Control**

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (DR 16-2009, Volume 2). The CSC Best Management Practices (BMPs) noted below can be found in the Construction Stormwater Control Technical Requirements Manual, available online and from DPD's Public Resource Center.

#### **Show the following on the CSC/Post Construction Soil Amendment Plan:**

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: <http://web1.seattle.gov/DPD/InspectionRequest>

### **Inspectors Notes**

Project is in Magnuson Park. The ECAs noted above are specific to the project area. For possible ECA submittal exemptions, see CAM 327 B. DPD on-call Geotechnical engineer (206) 993-3697

### **Standard Submittal Requirements for Projects in an ECA**

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see SMC 25.09.330A)

Delineate the clearing limits on the site plan

Provide a vegetation restoration plan per SMC 25.09.320, CAM 331 and CAM 331A. **Prior to any vegetation removal in the critical area, review, approval, and a preconstruction meeting is required**

Site appears to have areas with wetland vegetation and/or seasonal or permanent saturation; the permit application should be routed to a DPD wetland specialist for further review. Whenever development is proposed within 100 feet of a wetland, the applicant is required to submit a Wetland Site Assessment Report prepared by a qualified wetlands professional that evaluates and identifies wetlands within 100 feet of the subject property line (see SMC 25.09.160). The method for preparing a wetland delineation report shall follow Director's Rule 19-2006, Requirements for Wetland Site Assessment Reports.

Site is mapped as a peat settlement-prone areas; see SMC 25.09.110 and CAM 325

For construction activity requiring more than 30 inches of excavation, a geotechnical report meeting the standards of Director's Rule R 13-2008 is required to determine the annual high-static groundwater level. No development is allowed below the annual high-static groundwater level except as allowed in SMC 25.09.110